

2012 Fulton County Property Tax Report with Comparison to 2011

Legislative Services Agency

August 2012



This report describes property tax changes in Fulton County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Fulton County the average tax bill for all taxpayers was almost unchanged, decreasing by 0.1%. The reason for this small change is that Fulton County tax levies were almost unchanged. Fulton County's certified net assessed value increased by 2.9%, mainly due to a big increase in farmland assessments. Homestead and other residential assessments decreased, which may have been a legacy of the recession. Tax cap credits as a percent of the levy increased slightly by 0.2% in Fulton County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	-0.1%	\$16,262,378	\$979,111,181	0.7%
Change		0.0%	2.9%	0.2%
2011	8.3%	\$16,266,471	\$951,411,073	0.5%

Homestead Property Taxes

Homestead property taxes decreased 0.7% on average in Fulton County in 2012. Tax rates decreased in half of Fulton County tax districts and increased in half. The county average tax rate fell by 2.9%. Few homesteads in Fulton County are at their tax caps, because tax rates and home values are low. The percentage of homesteads at their caps rose slightly, from 0.1% in 2011 to 0.2% in 2012.

Comparable Homestead Property Tax Changes in Fulton County

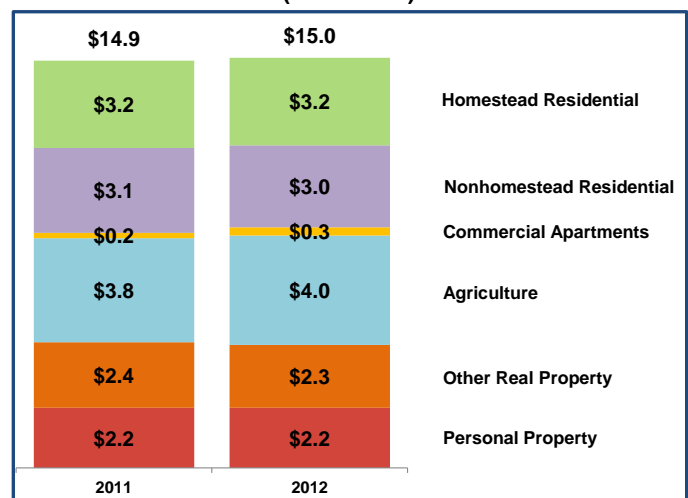
	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,606	44.7%
No Change	346	5.9%
Lower Tax Bill	2,872	49.3%
Average Change in Tax Bill	-0.7%	
Detailed Change in Tax Bill		
20% or More	487	8.4%
10% to 19%	316	5.4%
1% to 9%	1,803	31.0%
0%	346	5.9%
-1% to -9%	1,940	33.3%
-10% to -19%	342	5.9%
-20% or More	590	10.1%
Total	5,824	100.0%

Note: Percentages may not total due to rounding.

Net Tax Bill Changes - All Property Types

Fulton County's net property taxes were spread among business owners (other real and personal property), agricultural property owners, homeowners, and nonhomestead residential property owners (mainly small rentals and second homes). Net tax bills for all taxpayers decreased slightly, by 0.1% in Fulton County in 2012. Net taxes were lower on homesteads, nonhomestead residential property, and business property (both other real and personal property, which is mostly business equipment). Net taxes were much higher on commercial apartments and higher for agricultural property.

Comparison of Net Property Tax by Property Type (In Millions)



Tax Rates, Levies, and Assessed Values

Property tax rates decreased in half of Fulton County tax districts. The average tax rate fell by 2.9%, because net assessed value increased while the levy was almost unchanged.

The total levy in Fulton County was nearly the same in 2012 as in 2011. The largest levy increase was in the county unit, due to increases in the debt service and general funds. The Caston School Corporation had large decreases in its transportation and debt service funds.

Fulton County's total net assessed value increased 2.8% in 2012. Agricultural net assessments rose 12.0%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Combined nonagricultural net assessments fell 0.7%. This decline may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$636,069,082	\$632,083,994	-0.6%	\$247,885,197	\$246,376,351	-0.6%
Other Residential	189,622,426	185,830,926	-2.0%	188,001,709	184,509,385	-1.9%
Ag Business/Land	271,067,350	304,863,320	12.5%	270,620,222	303,048,936	12.0%
Business Real/Personal	297,728,252	296,526,253	-0.4%	261,124,224	261,051,309	0.0%
Total	\$1,394,487,110	\$1,419,304,493	1.8%	\$967,631,352	\$994,985,981	2.8%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Fulton County were \$110,094, or 0.7% of the levy. This was much less than the state average percentage of the levy of 9.2% and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Fulton County's tax rates were less than the state average and the state median.

Most of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in the towns of Akron, Fulton, and Kewanna, where district tax rates were above \$2 per \$100 assessed value. The largest dollar losses were in the county unit, the city of Rochester, and the Tippecanoe Valley School Corporation.

Tax Cap Credits by Category

Tax cap credits increased in Fulton County in 2012 by \$24,634, or 28.8%. The percentage of the levy lost to credits rose slightly by 0.2%. There were no major changes in state policy to affect tax cap credits in 2012. Fulton County credits increased mainly because tax rates increased in two districts where they were already over \$2 per \$100 assessed value.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$1,046	\$1,671	\$625	59.7%
2%	68,023	95,950	27,927	41.1%
3%	0	0	0	0.0%
Elderly	16,390	12,473	-3,917	-23.9%
Total	\$85,459	\$110,094	\$24,634	28.8%
% of Levy	0.5%	0.7%		0.2%

Fulton County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
						2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	23,651,403	15,135,589	15,603,983	16,266,471	16,262,378	-36.0%	3.1%	4.2%	0.0%
State Unit	24,206	0	0	0	0	-100.0%			
Fulton County	4,763,447	3,646,338	3,652,894	3,986,413	4,211,157	-23.5%	0.2%	9.1%	5.6%
Aubbeenaubbee Township	50,306	51,954	47,294	54,841	43,685	3.3%	-9.0%	16.0%	-20.3%
Henry Township	67,265	70,283	72,182	72,918	76,081	4.5%	2.7%	1.0%	4.3%
Liberty Township	39,722	40,465	41,617	43,610	45,281	1.9%	2.8%	4.8%	3.8%
Newcastle Township	46,880	46,929	46,678	37,205	40,887	0.1%	-0.5%	-20.3%	9.9%
Richland Township	30,825	29,566	31,111	30,921	31,148	-4.1%	5.2%	-0.6%	0.7%
Rochester Township	159,137	168,847	173,712	173,299	182,733	6.1%	2.9%	-0.2%	5.4%
Union Township	67,088	69,289	67,385	74,103	76,882	3.3%	-2.7%	10.0%	3.8%
Wayne Township	46,027	47,181	45,771	48,851	50,367	2.5%	-3.0%	6.7%	3.1%
Rochester Civil City	2,286,493	2,248,770	2,349,530	2,409,134	2,487,378	-1.6%	4.5%	2.5%	3.2%
Akron Civil Town	195,663	198,872	208,234	212,848	205,685	1.6%	4.7%	2.2%	-3.4%
Fulton Civil Town	37,558	40,637	41,891	43,634	45,195	8.2%	3.1%	4.2%	3.6%
Kewanna Civil Town	167,106	172,812	178,792	185,141	192,122	3.4%	3.5%	3.6%	3.8%
Rochester Community School Corp	8,264,304	3,763,764	3,827,585	3,872,447	3,990,618	-54.5%	1.7%	1.2%	3.1%
Caston School Corp	2,228,268	1,054,900	1,103,712	1,087,671	630,916	-52.7%	4.6%	-1.5%	-42.0%
Tippecanoe Valley School Corp	2,717,852	1,462,004	1,672,626	1,652,645	1,680,944	-46.2%	14.4%	-1.2%	1.7%
Culver Community School Corp	416,273	195,345	212,273	196,908	202,919	-53.1%	8.7%	-7.2%	3.1%
Eastern Pulaski Community School Corp	255,793	147,783	146,556	160,402	189,659	-42.2%	-0.8%	9.4%	18.2%
Akron Carnegie Public Library	226,413	215,848	215,634	217,283	226,567	-4.7%	-0.1%	0.8%	4.3%
Kewanna Public Library	74,906	76,335	76,206	148,314	165,664	1.9%	-0.2%	94.6%	11.7%
Fulton County Public Library	1,021,931	1,047,911	1,043,861	1,145,922	1,129,114	2.5%	-0.4%	9.8%	-1.5%
Fulton County Solid Waste Mgmt Dist	0	0	0	0	0				
Fulton County Airport Authority	463,940	339,756	348,439	411,961	357,376	-26.8%	2.6%	18.2%	-13.3%

Fulton County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
25001	Aubbeenaubbee Township	1.0801	4.2366%	--	35.2089%	--	--	--	0.6540
25002	Henry Township	1.8725	4.2366%	--	15.0038%	--	--	--	1.5122
25003	Akron Town	2.8433	4.2366%	--	21.1033%	--	--	--	2.1228
25004	Liberty Township	1.0167	4.2366%	--	16.9304%	--	--	--	0.8015
25005	Fulton Town	2.3180	4.2366%	--	2.8971%	--	--	--	2.1526
25006	Newcastle Township	1.7721	4.2366%	--	9.5644%	--	--	--	1.5275
25007	Richland Township	1.3598	4.2366%	--	43.5343%	--	--	--	0.7102
25008	Rochester Township	1.3991	4.2366%	--	16.8058%	--	--	--	1.1047
25009	Rochester City	2.1316	4.2366%	--	16.7268%	--	--	--	1.6847
25011	Kewanna Town	2.7488	4.2366%	--	31.9263%	--	--	--	1.7548
25012	Wayne Township	1.0395	4.2366%	--	100.0000%	--	--	--	0.0000
25013	Union Twp - Rochester Schools	1.4862	4.2366%	--	21.5915%	--	--	--	1.1023
25014	Union Twp - Eastern Pulaski Schools	1.5064	4.2366%	--	24.4329%	--	--	--	1.0745
25015	Union Twp - Caston Schools	1.1408	4.2366%	--	13.6710%	--	--	--	0.9365

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Fulton County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	1,671	95,950	0	12,473	110,094	16,262,378	0.7%
<i>TIF Total</i>	0	0	0	0	0	139	0.0%
<i>County Total</i>	1,671	95,950	0	12,473	110,094	16,262,517	0.7%
Fulton County	302	16,572	0	2,937	19,811	4,211,157	0.5%
Aubbeenaubbee Township	0	0	0	4	4	43,685	0.0%
Henry Township	4	271	0	79	355	76,081	0.5%
Liberty Township	0	18	0	20	39	45,281	0.1%
Newcastle Township	0	0	0	9	9	40,887	0.0%
Richland Township	0	0	0	5	5	31,148	0.0%
Rochester Township	4	149	0	141	294	182,733	0.2%
Union Township	0	257	0	100	357	76,882	0.5%
Wayne Township	0	0	0	0	0	50,367	0.0%
Rochester Civil City	375	14,440	0	2,262	17,077	2,487,378	0.7%
Akron Civil Town	253	15,253	0	305	15,810	205,685	7.7%
Fulton Civil Town	0	1,239	0	44	1,283	45,195	2.8%
Kewanna Civil Town	0	8,725	0	95	8,820	192,122	4.6%
Union Township School Corp	0	0	0	0	0	0	
Rochester Community School Corp	323	12,436	0	3,394	16,153	3,990,618	0.4%
Caston School Corp	0	2,194	0	163	2,358	630,916	0.4%
Tippecanoe Valley School Corp	264	15,936	0	1,343	17,543	1,680,944	1.0%
Culver Community School Corp	0	0	0	20	20	202,919	0.0%
Eastern Pulaski Community School Corp	0	0	0	176	176	189,659	0.1%
Akron Carnegie Public Library	55	3,314	0	252	3,621	226,567	1.6%
Kewanna Public Library	0	1,108	0	205	1,314	165,664	0.8%
Fulton County Public Library	65	2,631	0	669	3,365	1,129,114	0.3%
Fulton County Solid Waste Mgmt Dist	0	0	0	0	0	0	
Fulton County Airport Authority	26	1,406	0	249	1,681	357,376	0.5%
TIF - Richland Twp - 4Th St	0	0	0	0	0	0	
TIF - Rochester Twp -4Th St	0	0	0	0	0	0	
TIF - Rochester City - 4Th St	0	0	0	0	0	139	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.